

SHIPLEY

Unit 1, 88 Otley Road, BD18 3SA



Key Highlights

- The property is located in Shipley, 3 miles north of Bradford and 14 miles west of Leeds.
- The unit occupies a prominent position fronting Otley Road (A6038) and in close proximity to Shipley Town Centre with retailers including **Asda, Superdrug, Card Factory, Boots and Greggs.**

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3 Wellington Place
LEEDS LS1 4AP

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Accommodation

The premises are arranged over the ground level, comprising the following approximate net internal areas:

| | | |
|---------|-------------|-------------|
| Ground: | 3,650 sq ft | 339.09 sq m |
|---------|-------------|-------------|

Rent

On application.

Tenure

The unit is available by way of an assignment of the existing lease expiring 11th May 2028 or a sub-lease with terms to be agreed.

Rates

Rateable Value: £33,750

UBR (2023/24): £0.499

Rates Payable: £16,841 pa

(Interested parties are advised to make enquiries with the Local Authority.)

Service Charge

The annual service charge for 2023 is £1,539.64.

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

EPC Rating

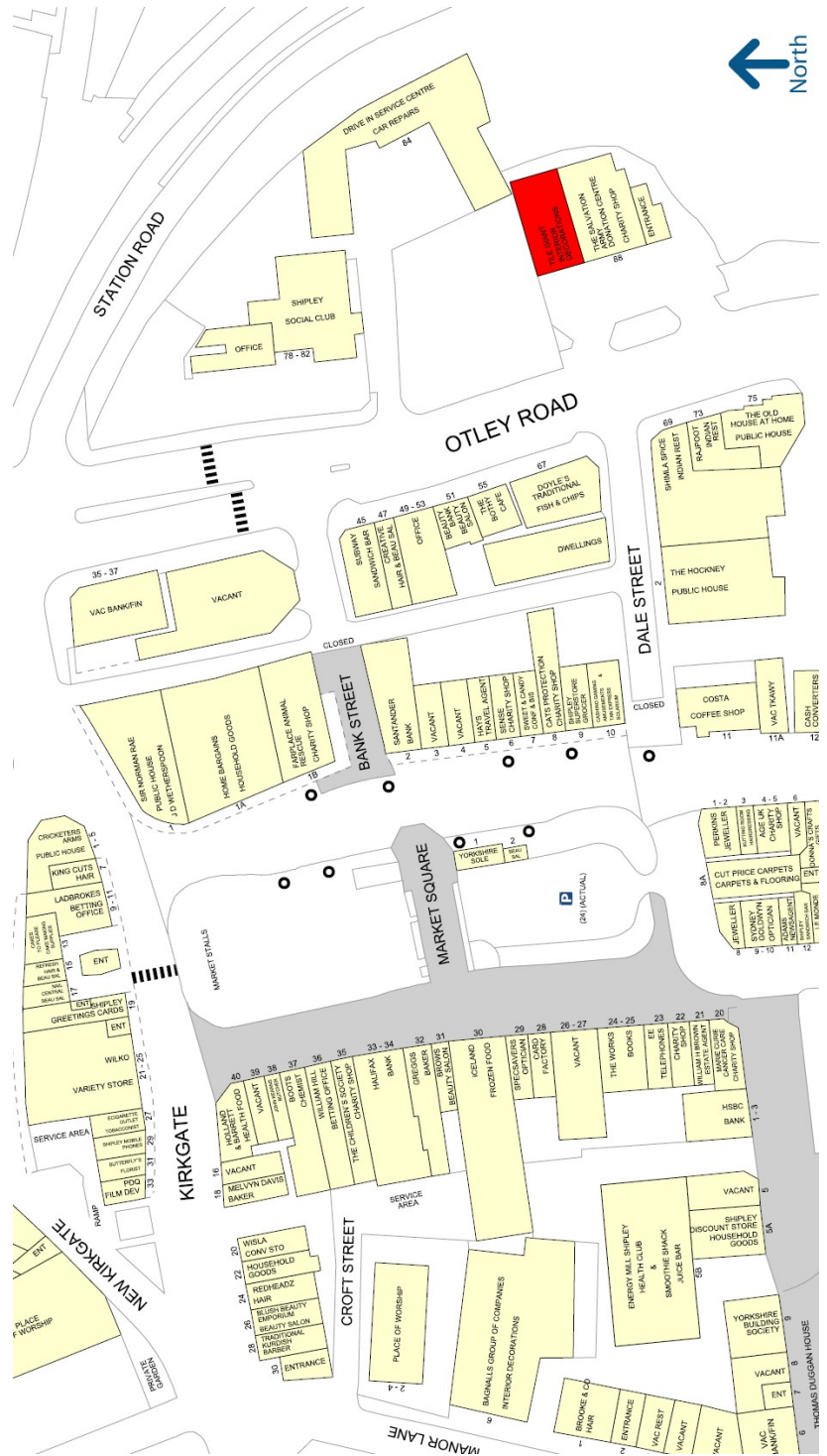
Available on Request.

Further Information & Viewing

Viewing strictly by appointed with Savills.

AML

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Contact

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June 2023

